



ROYAL GOVERNMENT OF BHUTAN
NATIONAL LAND COMMISSION SECRETARIAT

Dated: .....

Part I - APPLICATION FORM FOR THROMDE LAND CONVEYANCE

(To be filled by the applicant(s) and submit to the respective thromde office)

We hereby submit the details for land conveyance and are as follows:

1. Nature of Transaction: Sale [ ] purchase [ ] Inherited [ ] Exchanged [ ] Gifted [ ] Donated [ ]

(Tick one of them depending on its nature)

2. Personal Information;

Transferor's information

Transferee's information

Name.....

Name.....

Male [ ] Female [ ] Age.....

Male [ ] Female [ ] Age.....

I.D Card No. ....

I.D Card No.....

Thram No. ....

Thram No. ....

House No.....

House No.....

Throm.....

Throm.....

Unique Household No.....

Unique Household No.....

Dzongkhag/Thromde.....

Dzongkhag/Thromde.....

Permanent Address.....

Permanent Address .....

.....

.....

.....

.....

Telephone..... Mobile.....

Telephone.....Mobile.....

**3. DETAILS OF OWNERSHIP OF LAND TO BE TRANSFERRED**

Owner's Name: ..... Type of Ownership; Individual  Family  Joint

Thram No..... Throm..... Dzongkhag/Thromde.....

**LAND DETAILS**

Sheet No.	Plot No.	Land Type	Location	Existing Thram Area	Area to be transacted	Remarks
			<b>Total</b>			

**4. Documents to be furnished together with this application**

- a. Internal agreement of the parties involved in original.
- b. No objection certificate from family members of the transferor for family land or co-owner in case of joint ownership.
- c. Total land holding declaration of the Transferee.
- d. Census record of the Transferor.
- e. Copy of new I.D card of the Transferee.
- f. Original Lag Thram.
- g. Site plan of the plot.

**5. For sale/Purchase**

- a. Cost of Land: Nu..... Ngultrum.....
- b. Cost of Building/Flat: Nu.....Ngultrum.....

6. a) The above land conveyance may be assigned a new thram number/same thram number/merge with thram number.....

b) Type of ownership for transaction: Individual  Family  Joint   
(Please tick the appropriate one)

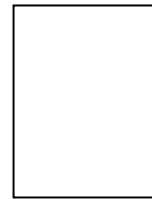
**7. Declaration and Undertaking**

- a. We (transferor and transferee) hereby declare that the information provided above is correct and true.
- b. In the event of anything to the contrary we shall be held responsible as defaulters.
- c. This document is deemed to be lawfully executed and shall be admissible before the court of law in the event of any litigation.



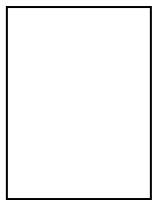
**Transferor's signature**

Name .....

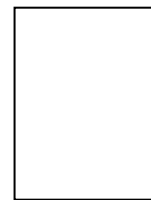


**Transferee's signature**

Name .....



(Legal Stamps)



**Transferor's witness**

**Transferee's witness**

Name.....

Name.....

Male  Female  Age.....

Male  Female  Age.....

ID card No.....

ID card No.....

Village..... Gewog.....

Village.....Gewog.....

Dzongkhag.....

Dzongkhag.....

Permanent Address.....  
.....

Permanent Address.....  
.....

Contact No.....

Contact No.....



ROYAL GOVERNMENT OF BHUTAN
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Part II –Verification and validation by thromde
(Land Conveyance to be submitted to Land Registrar General)

a) The land conveyance application with documents between Mr. /Mrs. /Ms(Transferor).....
..... and Mr./Mrs./Ms (Transferee).....
.....has been received on dated.....and registered with
transaction ID no..... dated.....for further review and scrutiny by the
Thromde Land Record Sector

b) The transaction has been posted on the notice board as well as in the web site for the purpose of public
viewing (dated)..... to .....

c) According to thram and cadastral map, the above land is found registered in the name of
Mr./Mrs./Ms/..... vide Thram No.....
of ..... Thromde.

d) The citizenship of the transferee is as per section 58 and 59 of the Land Act, 2007.

e) The proposed transaction on scrutiny is in consonance to the following provisions of the Land Act, 2007;

- Sections 17(b), 17(c) - Identification of land owner/and other information.
• Sections 58, 59 - Entitlement to own land
• Sections 64, 65, 66 - Land Ceiling
• Section 83 - Prohibition of registration of land in the name of minor
• Sections 86, 87 - Right to registered land
• Section 93, 96 - Right to transact land
• Sections 132, 134, 135, 137, 138 – Prohibited land transaction
• Section 140 - No transaction of land under process of ownership change
• Section 160, 161 - Transaction of private registered land
• Section 212 - Declaring tsatong land

- f) i) The conveyance does not involve land fragmentation and therefore, does not require field survey.
- ii) The conveyance involves fragmentation, for which sub-division survey has been carried out as per Section 163 of the Land Act and the prescribed rules. The detailed survey report along with the cadastral map is enclosed.
- g) The conveyance has been verified by all relevant Sections.

In consonance to the above proceedings, it is recommended for validation.

**Name and Signature of the Dealing Officer**

**Name and Signature of the TLRO**

Under the authority provisioned by section 161(a) of the Land Act 2007, the conveyance is hereby validated and shall hereafter be the legal and binding document of the above conveyance.

The application for conveyance and relevant documents along with the report of the Thromde is enclosed for further necessary action by the Secretariat.

**Executive Secretary**  
Thimphu City Corporation



ROYAL GOVERNMENT OF BHUTAN
NATIONAL LAND COMMISSION SECRETARIAT

Part III – Transfer of ownership by the National Land
Commission Secretariat for Thromde

- a) The conveyance between Mr./Mrs./Ms./ (Transferor).....
and Mr./Mrs./Ms./ (Transferee).....
bearing transaction ID no..... has been received on
dated.....from.....Thromde
and registered its receipt on dated.....
b) The conveyance has been scrutinized in pursuance to the provisions of the Land Act, 2007, Land Rules
and Regulations of Kingdom of Bhutan 2007, Chazhag Sathram and cadastral map.
c) Necessary preparation for the transfer of ownership including the digitization of cadastral map has been
completed.

The above land conveyance may be approved for transaction in the Chazhag Sathram

Dealing Official

Head CID

Chief Land Registrar

Dated.....

Approved [ ] Not Approved [ ]

Dated.....

Secretary
National Land Commission Secretariat.



### Landed Property Form

This form represents landed property of *Individual/Family/Joint ownership* under UNIQUE Household throughout the country.

Sl.No.	Land Owner	Dzongkhag/ Thromde	Gewog	Village	Unique house hold no.	Thram No.	Area(in acres)	Remarks

#### UNDERTAKING

**I hereby declare that the above information on landed property is correct. I/my family members do not own any land in other parts of the country besides the above mentioned property. In the event the above information is false/incorrect, I may be penalized as per the court of law.**

**Dated: .....**

#### Head of the Family

Name:.....

Permanent Address.....

.....



**ROYAL GOVERNMENT OF BHUTAN  
NATIONAL LAND COMMISSION**

LT (U) Form (5)

**POWER OF ATTORNEY**

I .....bearing citizenship ID card no.....and residing at village.....Gewog/Throm.....Dzongkhag/Thromde .....hereby appoint.....with Citizenship ID card no.....of village.....Gewog.....Dzongkhag/Thromde.....as the representative on my own behalf. My representative shall have full power and authority to act on my behalf and manage the conveyance pertaining to my land/property as detailed below.

Type of ownership Individual  Family  Joint  Unique house hold no.....  
Thram No.....Gewog/Throm.....Dungkhag.....  
Dzongkhag/Thromde.....

**LAND DETAILS**

Sheet No.	Plot No.	Land Type	Land Name	Bunds	Thram Area	Area to be transacted	Remarks

My agent's power shall include the following:

1. Enter into binding contacts on my behalf.
2. Prepare, sign and file documents with the concerned local authority.
3. Any other actions required by the local authority pertaining to the conveyance of my above land and property.
4. The Power of Attorney shall be valid till the end of this transaction.

I shall be fully responsible in the event of any discrepancies that may arise as a result of his involvement as my representative.

Signature..... Legal Stamp

Legal Stamp Signature of the Representative

Witness (*Name and Signature*)  
ID card No.....  
Address.....